

# ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

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## **DRAFT – FINAL MA APPROVAL PENDING**

**Minutes of the Monthly Master Association Meeting**

**Hybrid with BOD at CC and others on Zoom**

**November 4, 2021**

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); (D); Rich Koch (E); Dom Aleardi (F); Karl Greutz (G); Frank Wiley (H/L/N); Boyd Mackleer (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); Don Thompson (U); Dick Wright (V); Steve Stojowski (W); Rex Cassell (Y); Ted Sikorski (Z); and Ed McFalls.

The President Karl Greutz called the meeting to order at 3:00 pm. The minutes of the October 7, 2021 Master Association meeting were approved as submitted.

Karl reported since Chester County continues in the High transmission zone all persons are urged to wear masks when indoors at an HM HOA facility. We continue to follow CDC guidelines.

Karl then asked Ed to report on MA actions with respect to the stormwater management concerns that arose from this past summer's two flooding rains. Ed reported that Dan Daley and Berg Construction continue to work on designs and engineering calculations to help to identify possible improvements and the impact those improvements might have on storms up to a certain scope. Dan is also coming scheduled to be on site next week to walk those additional villages which have reported issues but which have not yet been inspected by the engineer.

On Committee updates: The HMSG facility improvements plans are delayed until spring because the stormwater design efforts have been focused on villages rather than on the sports facilities. John Andrews then reported on the Pool Committee's recommendation not to replace the diving board. After some discussion, the members voted to remove the diving board and its former supports and repair the concrete in that area. Care will need to be taken that the pool fill pipe does not then present a tripping hazard. On the CC Expansion plans, members were referred to the Board minutes for George's update on the status of this planning effort. On Technology, Karl reported on the launch of the new 55plus marketing website. There have been many good comments. The test of new hybrid equipment did not go as planned as a result of a problem with the connection box in the Ardmore Room floor.

The Notice in the packet regarding proposed amendments to the HM HOA bylaws was briefly reviewed and discussed. The proposed amendments will be considered and voted upon at the January, 2022 meeting of the Master Association.

On pipelines, Ed indicated that all agencies having jurisdiction had approved the requested grading change to allow for an increase in the berm height along Boot Road. Sunoco is mobilizing, but Ed is

awaiting some answers to specific questions on timing of grading effort, wall and fence construction, landscape installation, etc.

Old Business: The MA holiday luncheon will be Thurs., December 2<sup>nd</sup> at noon at HMGC for those interested in participating. The invite and menu options will be sent to members. The Franklin area walking trail extension is generally complete and has received many positive comments. Karl wanted to reiterate that the MA does not budget or plan for snow removal on walking trails during the winter for a host of reasons.

New Business: Several presidents raised a question about the recently received proposal from HMLD to provide snow removal based upon the depth of snow in any given storm rather than on an hourly basis. Some expressed concern, while others who have already been receiving service on such a basis expressed their appreciation for the approach. Jack Nilon from Springton asked about villages' policies on electricity generators. Kim Morton, on behalf of the Document Review Committee asked those villages with written policies on this issue to send them to Karl for consideration by the DRC.

There being no additional business the meeting was adjourned at 3:55 PM. The next meeting will be conducted on Thursday, January 6, 2022 at 3:00 PM either via Zoom or in the Ardmore Room of the Community Center if the COVID surge has sufficiently ebbed.

Respectfully submitted,  
Ed McFalls  
Secretary Pro Tem